

**Working Group Meeting Summary  
City of San Antonio Annexation and Growth Policy Update  
November 8, 2021, 10:30 AM Virtual Meeting**

**Attendees**

<b>Name</b>	<b>Name</b>
Anna Resendez, CoSA* – Public Works	Julia Carrillo Haynes, CPS Energy
Art Herrera, VIA Metropolitan Transit	Manuel Leal, Bexar County
Christopher Monestier, CoSA – Fire Department	Matt Prosser, Economic & Planning Systems (consultant)
Claudia Guerra, CoSA – Office of Historic Preservation	Melissa Carrillo Cox, CPS Energy
Clay Binford, Medina County	Monique Mercado, CoSA – Development Services
Clinton Eliason, CoSA – Planning	Murray Myers, CoSA – Office of Sustainability
David Brewer, Bexar County – Fire Marshal Office	Patrick Middleton, San Antonio Water System
David McDaniel, CoSA – Solid Waste Management	Priscilla Rosales-Piña, CoSA – Planning (Project Manager)
Grant Ellis, CoSA – Parks and Recreation	Robert Brach, Bexar County – Public Works
Gretchen Roufs, Auxiliary Marketing Services (Consultant)	Rudy Nino, CoSA – Planning
Ivonne De La Rosa, TX Department of Transportation	Sonia Jimenez, Alamo Area Metropolitan Planning Organization (AAMPO)
James Gegenheimer, San Antonio Water System	Teresa Myers, CoSA – Mayor’s Office
Joshua Jaeschke, CoSA – Planning	Tim Woliver, CoSA – Office of Military & Veteran Affairs
Juan Valdez, CoSA – Mayor’s Office	Victoria Shoemaker, CoSA – Mayor’s Office

\*CoSA - City of San Antonio

Priscilla Rosales-Piña provided a brief overview of the project’s purpose and an update on the engagement of other entities, as recommended in the previous meeting. As a result, Planning Staff reached out to representatives from VIA Metropolitan Transit, Medina County, CoSA’s Office of Historic Preservation and Parks and Recreation Department for the Working Group and added another representative from the Edwards Aquifer Authority to the Community Advisory Group. Priscilla and Matthew Prosser discussed growth management tools and strategies in the ETJ. After an overview on growth management tools, Matt led discussion on the priority issues for each of the tools. Feedback from those present included:

**Group Discussion on Growth Management Tools**

- Planning – The group agreed with the City development of regional/ETJ land use plan and participation in military regional compatible use plans (CUPs), CUPs or similar plans.
- Annexation – Members of the group recommended that the high-value or high priority annexation areas should include areas in the Edward's Aquifer protection program and designated for open land preservation, subdivisions with density for the efficiency of services, protection of farms and ranches and African American enclaves, areas in the five-mile buffers around the military installations, commercial areas and areas with amenities, including parks, medical clinics and mass transit accommodations and transportation connectivity for outlying areas. Matt explained that some of these recommendations matched existing policy statements in the 2016 Annexation Policy, as well with the vision for the community that was laid out in the SA Tomorrow Comprehensive Plan.

- Military Protection Areas (MPAs) – When the 2016 annexation policy was developed, MPAs did not exist. The group agreed to adding policy guidance on future MPA elections and application of land development regulations to the remainder of MPAs.
- Special Districts – A few suggestions were made including prior to the establishment of a special district, a traffic impact analysis is included in the development process of the project. The development includes urban heat impact mitigation strategies such as ‘cool ’building walls and other low impact development strategies.
  - Development Agreements – Priscilla explained that the conditions of the City’s consent are incorporated into the development agreements, which include the district’s powers, the owners’ consent to annexation, and extend provisions of Chapter 35 applicable to properties in the ETJ.

A representative from Medina County indicated that development agreements have created an opportunity for mutual benefit for both the County and the districts’ owners. The developers ask the County to create special districts, which allow the developers to realize some cost recovery for their project. In exchange for creating the district, the County can require through contractual arrangements with developers certain development standards, including, off-site utility system expansions, greater accessibility, transportation improvements, wider bridges, higher pavement requirements, increased minimum lot size, and masonry/exterior construction requirements.

It was noted that certain development provisions are more applicable in the County’s agreement instead of the City’s agreement with the district.

- Interlocal Partnerships –The goal is to enhance and expand the strategies in working with other municipalities and public entities.

---

## Tasks

- Planning Staff will draft the preliminary policy document for the next meeting. At that time, the Group stakeholders will be able to review and provide input on the draft policy document.
- Staff will schedule the next Working Group in early spring of next year.
- Staff will also engage with focus/special interest groups on natural/environmental, historic/cultural, real estate and other special interests for policy input.